



To all of our Cathedral Pines Neighbors:
Well, we've already had enough snow to keep the downhill and cross-country skiing enthusiasts (and snowplow drivers) happy for at least a little while. Knowing Colorado weather, we may have the Spring thaw in December and the winter snow in May. Wait—did that happen last year? In any event, both the Cathedral Pines Homeowners Association and Metro District Board members hope you had a great Thanksgiving and have a wonderful Chanukah and Christmas. Until the New Year, below are the latest “happenings” in our community.

CATHEDRAL PINES HOA ANNUAL MEETING

The Cathedral Pines HOA held their annual meeting on Tuesday, November 19 with over 60 residents in attendance, the highest turnout ever for an HOA meeting. A number of subjects were addressed by Rick Stauch, President of the HOA Board of Directors, followed by a lively Q&A with the audience. The HOA meeting was followed by a review of the year by the Metro Association Board of Directors, led by Bill Heeter, its President.

The HOA is required to meet yearly with its homeowners to ratify the annual budget, to propose any changes to our yearly assessments, and to fill any vacancies on the Board due to terms expiring or resignation. Attendance is important as quorum must be met to have a certified vote on the above subjects (which was easily achieved). In the spirit of cooperation and communication, the HOA Board also invited the Metro presentation, which is not required by By-Law but nevertheless addressed a number of projects being worked upon in conjunction with the HOA. Although the meeting lasted close to 3 hours (with a short break between presentations), the audience was engaged, asked a number of pertinent questions, and cast their votes on the above subjects. Based upon feedback given immediately after the meeting via a survey handout, our residents support the combined meeting although we should strive to make it shorter.

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Next Newsletter will be out January 2020!

Happy Holidays!



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CATHEDRAL PINES HOA ANNUAL MEETING

The following details five key takeaways from each presentation.

Rick Stauch presented an update on HOA activities and a recap of the Board's accomplishments in 2019 and objectives going forward.

- The annual HOA budget, with revenues generated primarily through the annual property-owner assessment, was reviewed with the audience and approved unanimously. An increase in expenditures was approved for 2020, which will drive four primary objectives of the Board:
 - 1) to retire the long-term capital loss accrued over the last five years by the previous administration;
 - 2) to establish an annual contingency fund for unexpected expenses;
 - 3) to create a long-term reserve fund to support anticipated capital expenditures; and
 - 4) to support an increase in social activities sponsored by the Board.




In addition, modest increases were approved for Warren Management, who supports the day-to-day operation of the community, and Waste Connections, the waste disposal company that serves our residents. The unanimous vote was perceived as an endorsement of the Board's direction and objectives, and confidence in their fiscal management on behalf of its residents.

METRO DISTRICT BOARD PRESENTATION

Bill Heeter presented an update on the Metro District Board of Directors activities in 2019 and a recap of the Board's proposed budget for 2020, which will be voted upon at the December 10th Metro District Board meeting.

- Bill discussed the challenges the Board faced in the last year addressing the lack of good financial information to help manage the Metro budget going forward.



In particular the financial performance of the Lodge, a significant income and expense category for the District, was not well detailed and posed significant challenges in accounting for expenses and analyzing its performance. Due to this, in 2020 the entire budget was reorganized for better account detail, and the Lodge was established as a separate P&L category to be able to track its impact on the Metro Budget.

- In addition, after a comprehensive analysis of the competition the Board approved an increase in the rental fee, for the Lodge, to be better aligned with the industry. The rate increase was primarily directed at non-residents renting the facility, and although Resident rates did also increase, they still represent on average a 90% discount off non-resident rates.



CATHEDRAL PINES HOA ANNUAL MEETING (CONTINUED)



- An increase in the annual assessment from \$400 to \$500 was also approved unanimously. Although the assessment is capped by state law at \$400, the community is allowed to propose annual increases related to yearly cost-of-living adjustments, which had not been taken in the past. When calculated back to our inception this would allow an assessment up to \$650/yr.; however, Rick expressed the hope that it would not be necessary to take such an increase to the full amount in the foreseeable future, and with the support of the Board proposed a budget based upon the increase to \$500.
- There were two vacancies in the HOA Board, both created by terms expiring. Two candidates applied for the positions with no floor nominees proposed. Rick Stauch and Jennifer Eisenhart were each approved by unanimous consent, with Rick receiving a second term and Jennifer filling the open Board position created by Judy Bruinsma's decision not to run for re-election. Both positions are effective immediately.
- The increase in social activities this last year was recognized and appreciated by the community. In response to this support, the Social Activities budget was increased to help support future activities including a Super

METRO DISTRICT BOARD PRESENTATION (CONTINUED)

John Kelley reviewed the property tax increase related to the County Assessor's biannual review of property values in our neighborhood and its impact upon our mill levy. (A mill levy is the assessed property tax rate used by our local



government to raise revenue in order to fund the day-to-day operations of the CP Metro District and repayment of the bonds used to fund the construction of the Lodge.)

Because the assessed value of our property went up significantly this year it will generate more revenue for our Metro District, which was not necessarily needed to support our operations. Therefore, the Metro Board recommended a reduction in our levy which will reduce our portion of the property tax rate.

- The Metro Board approved additional funding this year on two main priorities: upgrading the landscaping throughout our community and particularly at our entrances; and additional



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CATHEDRAL PINES HOA ANNUAL MEETING (CONTINUED)



Bowl Party (new for the community), Independence Day celebration, community Meets-and-Greets with County officials, a year-end Holiday party (new), Bunco nights, and the Annual Homeowners meeting.



- The cooperation and transparency of both the HOA and Metro Boards was apparent throughout the evening. As it is difficult sometimes to discern which Board is responsible for addressing which community issues, both Boards have recognized the importance of working together and made it a priority. In addition, both Boards felt it was important to receive community feedback on its spending priorities and plans for the future.



METRO DISTRICT BOARD PRESENTATION (CONTINUED)

investments in the Lodge (see next section). Many of the areas near our monuments have experienced plant die-off and have not had the proper “grooming” in years. The Metro Board has made a commitment to upgrading these areas over the course of the next 2 years by reallocating expenses to ensure their completion.

Much discussion centered around the future



use of the Lodge, its financial importance to community, and what can be done to improve its current utilization. In addition to the increase in Lodge rental fees, the Board has authorized improvements to the facility including the installation of two large-screen television sets; an entirely new sound system; a new security system with new door locks; and new internet services.

These improvements should not only increase the appeal and interest in the Lodge for wedding rentals etc. but open up new rental opportunities with the business community.

- Among other projects the Metro undertook was developing a plan to rebuild parts of our trail system after years of erosion; replacing valves in the median irrigation system that had broken; selling the contents of the Storage Shed on Vessey; soliciting bids for snow removal on our roads (to supplement the work done by County); and stocking and maintaining the ponds in the District.



2019 PERSONAL PROPERTY TAX INCREASE

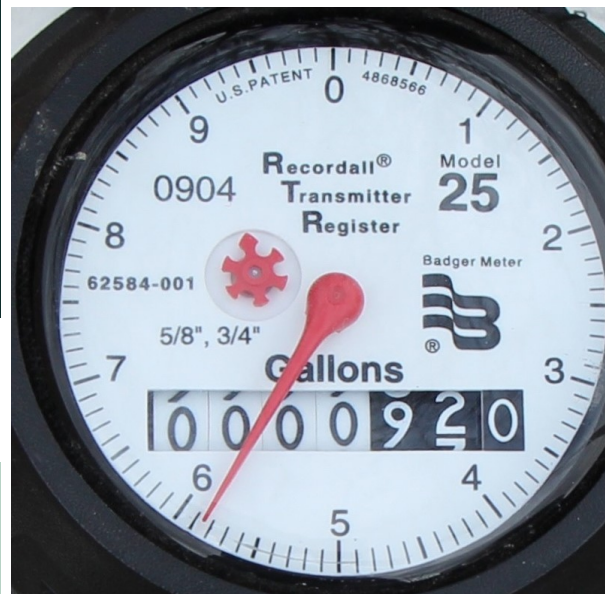
As discussed at the Metro portion of the HOA Annual meeting in mid-November, many of us had “sticker shock” when we received our personal property assessments and corresponding property tax statements earlier this year. Homes in Cathedral Pines had an average increase in assessed value of 20% with an increase in property taxes of approx. 16%. If you have concerns about the change in your assessment and would like it reviewed by the County, the process is quite simple (although, unfortunately, there is no guarantee the result will change). Simply go to the El Paso County Assessor’s website at <https://assessor.elpasoco.com/personal-property-appeals/> and fill out the form called “2019 Personal Property Appeals” (which only takes minutes) and submit it. The Assessor’s Office will acknowledge your request with a return e-mail and subsequent follow-up from their office.



GIFT OF WARMTH (HOA)

Thank you to everyone who donated items for the gift of warmth! Cathedral Pines gave 70 items (socks, hats, scarfs, blankets, slippers and toiletries) to give to our local elderly.

WELL READINGS (HOA)



Eighty-five percent of the residents reported their well readings by October 31st.

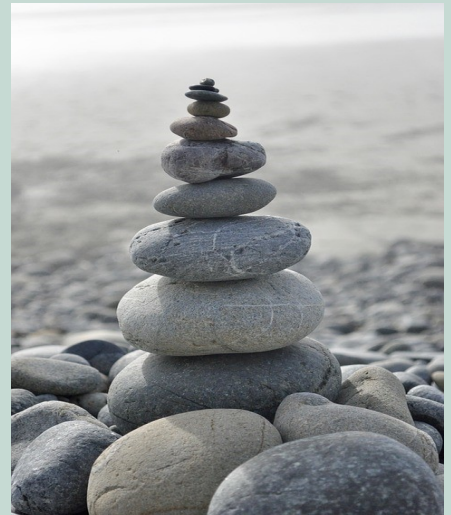
If you have not sent in your reading, you will be contacted by WMG and by the State of Colorado’s Water Engineer.

It is important that we receive 100% of the readings, so the state knows where the Cathedral Pines HOA is in water use.

In accordance with Section 10 of the Covenants; “All lots in the project shall be subject to the requirements as set forth in the decrees in Case No. 00-CW175 (Water Division no. 1) and 00 CW 85 (Water Division No. 2) which are recorded at Reception No. 205001732 of the El Paso Records (the Augmentation Plan). Each Owner shall provide any information necessary to enable any reports required under the Augmentation Plan to be filed in a timely manner.

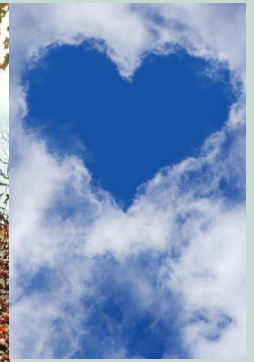
Thank you to the residents who were timely with their readings! We do appreciate it.

PLEASE BE A GOOD NEIGHBOR!



As a community, your actions affect not only your neighbors but other people's perception of Cathedral Pines and its homeowners. Being a good neighbor isn't difficult, but it requires you to think of the consequences of your actions and its impact upon others, and for all of us to work towards continual improvement in our community. A few simple things that can make a difference:

- ♥Take your trash containers in and out on a timely basis, please!
- ♥Pick up your mail frequently as parcel space is limited
- ♥Know the speed limits in the community and follow them—35 mph on Milam and 25 mph on all other roads
- ♥Participate in community activities and meet your neighbors!
- ♥If your property abuts the trail, please do your part in maintaining that area. County Park Dept. resources are limited and they appreciate any assistance we can offer them
- ♥Please be cognizant of the amount of barking your dog does when outside
- ♥Be sure to keep your dog on a leash when walking the trails—it is now a County requirement
- ♥Remember to break down boxes in your recycling and out for pick-up by 7 AM



FEMA REIMBURSEMENT UPDATE (METRO DIST.)



As you may know, several years ago the CP Metro District filed a claim with the US Federal Emergency Management Association (FEMA) for compensation related to the cleanup from the Black Forest forest fire in 2013. Unfortunately, our claim is one of several hundred being processed by FEMA, and the claim process is slow and laborious. We continue

to regularly follow up with FEMA hoping to expedite the payment, which we expect to be resolved shortly. The claim amount is approx. \$115,000; however, there are no assurances that FEMA will award any specific amount to us. As a result, this reimbursement is not reflected in our operating budget for 2020 and will not be reflected in our financials until actually received by the District.



Once received (fingers crossed), much of this amount will be dedicated to establishing a reserve in the event of other community catastrophes, but all funds will be invested in the CP community. Kevin Walker, Head of Walker-Schooler District Management, has assumed responsibility for following up on the claim and reports its status on a monthly basis to the Metro Board.

COLORADO STATE FOREST SERVICE TREE SALE



Each spring (usually in late April) the Colorado Springs Forest Service (CSFS) offers for sale seedlings they have grown to assist in the repopulating of areas that were devastated by the Black Forest forest fires. The CSFS has just announced the availability of trees for 2020 which are shown with their cost on the CSFS website at csfs.colostate.edu/woodland-park/wp-seedling-trees/. The trees, shrubs etc. are grown locally so they adapt well to the altitude, local soil conditions, rainfall, etc. with many species available and they are reasonably priced. Residents are encouraged to plant different varieties of trees to minimize the possibility of one type of beetle or virus to infect the entire tree population.

The trees are grown primarily at the Ft. Collins facility but if ordered in advance can be picked up in Woodland Park beginning in late April. Residents interested in ordering new trees are advised to order early as all inventories of trees are limited. Contact the Colorado State Forest Service (719-687-2951) or check the website above for more details.

LODGE MANAGEMENT UPDATE (METRO DIST.)

As first addressed in the September newsletter, Michelle Atkinson resigned as the CP Lodge Manager on October 1, 2019. The Board had limited options to replace Michelle immediately, so Cathedral Pines residents submitted a proposals to manage the Lodge on an interim basis while the Board sought a long-term replacement for the position.



As a Metro Board member, both the Board and John had concerns regarding the appearance of any conflict of interest.

After consultation with the District Manager and the District legal counsel, the Board adopted steps to mitigate and resolve the possible conflict of interest.



The two primary mitigation actions were:

- * John would not participate in the vote to approve the Interim Lodge Manager contract nor any vote concerning the Interim Lodge Manager Contract Statement of Work.
- * John would not be paid for any labor hours in performance of the Interim Lodge Manager contract. (Note: During October 2019, John performed 107 labor hours at the Lodge with no cost to the District)

The Metro Board also took this opportunity to rewrite the job description for the Lodge Manager position and has posted the opening on numerous websites seeking applicants. The primary change in responsibilities is the marketing/ promotion of the Lodge to new users (for example, businesses as a conference or retreat center) through the use of social media and an updated website. Interested parties have been asked to submit a proposal to the Board by November 30; to date there have been a number of inquiries and the Board is anticipating having a new Lodge Manager in place by the end of January.

The Metro Board would like to thank the Kelleys' for stepping in on an interim basis as they have overseen a number of improvements in the facility itself and put systems in place to operate it successfully going forward regardless of which permanent management company is selected.



Did you know...you can have this newsletter mailed to you if you prefer versus downloading the pdf file from our website? Just contact Jamie Adams with Warren Management at 719-685-8716 or email cathedralpines@warrenmgmt.com and you will be added to our mailing list.

MONTHLY PROFILE: WHO MANAGES OUR COMMUNITY LANDSCAPING? (METRO DIST.)

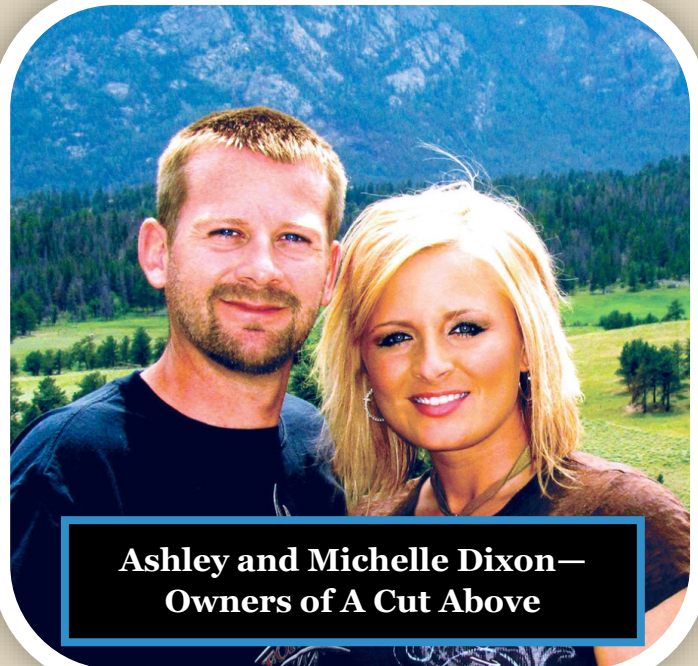


Who manages our community landscaping? They are A Cut Above!

The CP Metro District Board is the party responsible for managing our community landscaping, and as a governmental body we are required to seek bids on our landscaping projects each year. A Cut Above, a Denver-based landscaping company with a division in Colorado Springs, has won that bid for 2019 and has managed our work in the common areas for the last several years.

A Cut Above began over 25 years ago as a one-man company, and over the years it has grown into one of the leading landscape providers in Colorado Springs serving thousands of residential, commercial and

municipal customers. They are responsible for mowing all medians and common areas in Cathedral Pines as well as general landscaping throughout the community. They have also been handling snow removal at the Lodge, which requires special attention because of its renters' requirements. This year A Cut Above also won the contract for first-pass snow removal on our roads and cul-de-sacs (the County is still responsible for complete clearing of the roads). The Metro enjoys a strong working relationship with A Cut Above as they have been responsive to our needs and competitive in pricing.



**Ashley and Michelle Dixon—
Owners of A Cut Above**

NEW SNOW PLOWING CONTRACT AWARDED FOR METRO DISTRICT



Over a number of years, the District has contracted with one of our residents, John Frerichs, to plow our streets after each snowfall prior to the County's work. The county typically has 33 plow trucks out in all areas of the county as well as 17 graders out working on the gravel roads. Priority 1 roads are plowed first, and second shift plow drivers focus on getting priority 2 & 3 roads punched open and monitor priority 1 roads for recurring issues. Unfortunately, Cathedral Pines is a 3rd priority area and therefore we do not necessarily get immediate attention. The Metro Board has recognized the importance of having access to enter or leave our community regardless of weather conditions, so it has incurred an annual expense of \$16,000 to pay for the first run-through of a plow on our streets. However, John and his family recently departed Cathedral Pines so the Board made the decision to seek competitive bids from local contractors to plow our streets on a time-and-materials basis (rather than the fixed-fee approach we had taken in prior years). We'd like to take this opportunity to thank John for his



commitment to keep our roads plowed quickly and effectively. Earlier this month A Cut Above (our current landscaper) was awarded the

snowplowing contract and began plowing our roads with the snowfall last week. While we did incur some start-up issues, we appreciate your patience as we work through them as soon as possible. If you have any concerns about the plowing within our community please feel free to forward them to Jamie Adams at Warren Management, as she is our liaison with A Cut Above.



Did you know...that residents can rent the Lodge facility at rates substantially below non-residents—in many cases 90% below? We encourage residents to utilize the facility but early reservations for 2020 are recommended as we expect the facility's use to increase this coming year.

UPCOMING MEETINGS!



Metro District Board meeting— the 3rd Tuesday every month at 10 a.m.

Cathedral Pines HOA Board Meeting—Will be held in January.

Both meetings are held at the Cathedral Pines Lodge. While homeowners are welcome to attend, it is helpful to know if you plan to attend, so you can be added to the agenda.

residents in the coming weeks. Mark your calendar now to join your friends and neighbors for this fun event! And if your favorite team doesn't make it to Florida for the Big Game, join us anyway—Super Bowl parties are always an entertaining social event!

4th of July BBQ/Parade - Hoping to begin this fun tradition in 2020. Looking for interest in attending & volunteering.

Have an idea for a social event? We would love to hear from you and we ALWAYS need volunteers! Please send any ideas and suggestions to Jennifer Eisenhart (trichotomy18@hotmail.com).



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UPCOMING SOCIAL EVENTS (HOA)

To encourage a greater sense of community the Cathedral Pines HOA Social Committee sponsors a variety of social activities to all members of the Cathedral Pines community. Our budget has been significantly increased for 2020 so more people can join in the fun!



Super Bowl Party! – HOA Social Committee is planning its first-ever Super Bowl viewing party for all Cathedral Pines residents in the CP Lodge on Sunday, February 2. We have an incredible new sound system & two new grand TVs in the Lodge to enhance our viewing fun. Show off your best recipe with our chili cook-off & dessert display contests (yes, there will be prizes!). More details will be posted on NextDoor, the CP website and emailed to

Did you know...the United States Postal Service branch on Briargate has extended hours through the holiday season? It is open on Saturdays and Sundays from 10 a.m. to 4 p.m.



WHO DOES WHAT? ~ KEEP THIS PAGE!

With three organizations managing the community we realize it may be confusing at times which responsibilities each organization has. So here is a little refresher for your reference:

Cathedral Pines Metro District

Operations and Maintenance of the common areas, medians, ponds, trails (in conjunction with El Paso County), and storage shed off Vessey Road
Operations, Maintenance and Rental of the CP Lodge, including landscaping and the Lodge parking area snow removal
Repayment of Bonds for improvements
Secondary responsibility for snow removal on roads
Metro District budget management

Homeowners Association

Community Activities, including Social, Forestry Health, and conducting an annual Homeowners meeting
Water Augmentation Plan Monitoring, including collection of well readings
HOA Budget Management/Assessment Collection
Trash collection
Fine lien authority
Community Governance/Covenant resolution
Architectural Control Committee
Insurance for Directors/Officers
Liability/ Property insurances for Monuments

El Paso County

Cathedral Pines Roads- Repairs and Maintenance
Curb/gutters- Repairs and Maintenance
Trail system- Repairs and Maintenance (in conjunction with Metro District)
Weed control along Right of Ways
Drainage along Right of Ways
Primary responsibility for snow removal on roads

SAVE THIS PAGE FOR FUTURE REFERENCE!

The Metro District Management-Walker-Schooler District Managers

Kevin Walker -719-447-1777 or Kevin.W@WSDistricts.com

614 N. Tejon St, Colorado Springs, CO 80903

Metro District Maintenance Management-Warren Management Group, Inc. AAMC

Jamie Adams, CMCA, AMS, PCAM, CAM – 719-685-7824; jamie@warrenmgmt.com

1720 Jet Stream Dr., Ste 200 ~ Colorado Springs, CO 80921

Phone: (719) 534-0266 Fax: (719) 534-9177

The Cathedral Pines HOA Board of Directors 2019

Office	Name	Term Expires	Phone	Email
Director	Rick Stauch	12-2022	719-260-9236	rmstauch@gmail.com
Director	Gregg Cawlfeld	12-2020	719-651-6588	greggcawlfeld@hotmail.com
Director	Bill Heeter*	12-2020	920-205-5605	bheeter2@aol.com
Director	Andrzej Dostatni	12-2021	617-803-3908	dostatni@mindspring.com
Director	Jennifer Eisenhart	12-2022	425-999-0639	trichotomy18@hotmail.com

Members on the CP HOA Board can be reached by email at:

board@cathedralpineshoa.com

* Indicates also holding an office on the Metro District Board.

Cathedral Pines Metro District Board of Directors 2019

Office	Name	Term Expires	Phone	Email
Chair	Bill Heeter	05-2022	920-205-5605	bheeter2@aol.com
Director	Vacant	05-2022		
Vice President	Lynn Shepherd	05-2020	623-680-3442	Thecreationcafe@gmail.com
Treasurer	Ecton Espenlaub	05-2022	719-822-0410	Ecton.espenlaub@gmail.com
Director	John Kelley	05-2020	719-268-0888	jvkelleyjr@gmail.com

Your Neighborhood Street Captains are:

Jessica McVay: Saxton Hollow; Tewkesbury; Hildenshire; Winslow; Lauriston; and Staffshire—Jessica can be reached at jessica_lynn_mcvay@yahoo.com

Cynthia Klaiber: Millhaven and Vessey Road—Cynthia can be reached at cynt.klaiber@gmail.com

Jennifer Eisenhart: Foxchase, Marbel Arch, Farnham Royal—Jennifer can be reached at trichotomy18@hotmail.com